



CITY OF DURHAM | NORTH CAROLINA

Date: November 3, 2015

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Donald F. Greeley, Director, Water Management
Subject: Professional Engineering Services for American Tobacco District Waterline Replacement – Contract Award to Kimley-Horn and Associates, Inc.

Executive Summary

The Department of Water Management (DWM) issued a Request for Qualifications (RFQ) for Professional Engineering Services for predesign, design, permitting, bidding, and construction related services for the rehabilitation and replacement of water lines in the American Tobacco District (ATD). The attached map shows the full limits of the project area. DWM received eight (8) responses to the RFQ. The engineering firm Kimley-Horn and Associates, Inc. (KHA) was selected and a scope of services has been negotiated in the amount of \$1,418,000.00 for Phase I.

The project is structured in phases, with this contract providing for Phase I services. Amendments to this contract will be forthcoming to address subsequent phasing. The phases are planned as follows:

Phase I - Predesign and a preliminary engineering report (PER) for mains west of Pettigrew Street; and predesign, design, permitting, and bidding for mains east of Pettigrew Street.

Phase II - Construction related services (CRS) for mains east of Pettigrew Street, administered via Amendment 1 to this contract.

Phase III – Design, permitting, and bidding services for mains west of Pettigrew Street, administered via Amendment 2 to this contract.

Phase IV - CRS for mains west of Pettigrew Street, administered via Amendment 3 to this contract.

Recommendation

The Department of Water Management recommends that the City Council:

1. Authorize the City Manager to execute a contract with Kimley-Horn and Associates, for Professional Engineering Services in an amount not to exceed \$1,418,000.00 for the American Tobacco District Waterline Replacement Contract and
2. Establish a contingency fund for the contract in an amount not to exceed \$141,800.00; and
3. Authorize the City Manager to negotiate change orders for the contract provided that the total project cost does not exceed \$1,559,800.00.

Great Things Are Happening In Durham

Background

The Department of Water Management is responsible for the maintenance of existing water distribution infrastructure within the downtown area of Durham. A significant portion of this infrastructure is very old, and has been in service beyond its recommended service life. As these water mains have reached the end of their service life, they require increased maintenance and are significantly more likely to break or leak. Currently, the American Tobacco District is experiencing significant redevelopment, creating further need to replace the existing waterlines to meet current fire flow requirements. Based on the current trend of redevelopment in Downtown Durham this project will also replace some of the waterlines east of Roxboro Street in anticipation of redevelopment, including the proposed Police Department Headquarters.

The American Tobacco District water main replacement project is bounded to the North by Chapel Hill and Pettigrew Street up to Roxboro Street, then by Main Street up to the East boundary of Fayetteville Street. The project is bounded to the South by Jackie Robinson Drive and to the West by Gregson Street as shown in the attached map.

Phase I

The services for the first phase of the contract will include survey, locating existing utilities, geotechnical services, and evaluating replacement/rehabilitation of approximately 16,000 linear feet (LF) of waterlines and approximately 1,500 LF of sanitary sewer. Information obtained during the survey and utility evaluation will be used to generate a PER that presents probable construction costs of alternatives, affected stakeholders, permitting issues, and a public outreach plan.

Due to a higher level of redevelopment interest in the area, including the Police Department Headquarters site, Phase I also consists of preparing design plans, obtaining permits for construction, and providing bidding services for replacing approximately 7,000 LF of waterlines east of Pettigrew Street.

Phase II

This will consist of construction related services (construction administration and observation) for the water mains east of Pettigrew Street will be administered via Amendment 1 to the Phase I services.

Phase III

This will consist of engineering services for the design, permitting, and bidding for the water mains west of Pettigrew Street. The final design will result from the optimum alternative selected from the PER, and will include traffic and other issues considered by the City's Departments of Transportation and Public Works. This will be administered via Amendment 2 to this contract.

Phase IV

This will consist of construction related services for the water mains west of Pettigrew Street. This will be administered via Amendment 3 to this contract.

Public notification and community outreach services will be provided during all phases of this project per the City's notification policy, as well as from the outreach plan developed in the PER.

Kimley-Horn and Associates Inc. has provided engineering services for the current Downtown Loop project since its inception. They have a wealth of knowledge gleaned from the predesign, design, and now construction phases to improve on this project's design and public outreach.

Based on the experienced gained from the Downtown Loop Waterline Replacement, additional effort is being placed in surveying the existing conditions and below ground utilities, community outreach during all phases of the project, and identifying potential impacts to the various stakeholders within the project area. These efforts should lead to shorter construction times and reduced impacts to stakeholders.

Issues and Analysis

In January 2015, the DWM advertised for a RFQ. Eight firms responded to the RFQ:

CDM Smith, Inc.
Dewberry, Inc.
Edens Land Corp.
Kimley-Horn and Associates, Inc
McAdams, Inc.
McKim and Creed, Inc.
Withers and Ravenel, Inc.
WK Dickson & Co., Inc.

Three firms were short-listed to present their proposals to the selection committee. The selection committee was comprised of staff from DWM and the Equal Opportunity/Equity Assurance Department. Based on their qualifications and experience with the Downtown Loop Waterline Replacement project, the committee selected the firm of Kimley-Horn and Associates, Inc. for the project.

Alternatives

Alternative #1 - Do not move forward with the contract and prepare all design plans in-house. Department staff does not have the resources or availability to survey and prepare design plans for a project of this magnitude. This alternative would likely result in delayed construction and could potentially result in a failure to satisfy the redevelopment needs in the project area.

Alternative #2 – Do not move forward with the project. This alternative would result in limited water capacity for development in the American Tobacco District. Additionally, this may result in an increase in the number of waterline breaks in the near future, resulting in increased maintenance costs and traffic disruptions.

Financial Impact

The immediate cost to the City for the contract with Kimley-Horn and Associates, Inc. is \$1,418,000.00. The funds for the contract are available as outlined below:

Base Contract Fund:	4100P002-731004-P0BZ7	\$1,389,500.00
	4100P002-731004-P28AJ	\$28,500.00
Contingency Fund:	4100P002-731900-P0BZ7	\$138,950.00
	4100P002-731900-P28AJ	\$2,850.00

Total Contract:

\$1,559,800.00

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Kimley-Horn and Associates, Inc. of Cary, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 1% and WSDBE 2%. It was determined that Kimley-Horn and Associates, Inc. is in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

Kimley-Horn and Associates, Inc. will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
Hollins Construction Services Inc.	MSDBE	Wake Forest, NC	\$ 29,240.00	2.1%
Cooper and Associates Surveyors, PA	WSDBE	Morrisville, NC	\$224,681.00	15.8%

The MSDBE and WSDBE goals were exceeded.

WORKFORCE STATISTICS

Workforce statistics for Kimley-Horn and Associates, Inc. are as follows:

Total Workforce	187	
Total Females	72	(39%)
Total Males	115	(61%)
Black Males	2	(1%)
White Males	110	(59%)
Other Males	3	(2%)
Black Females	2	(1%)
White Females	67	(35%)
Other Females	3	(2%)